



## **SEPA DETERMINATION OF NON-SIGNIFICANCE (DNS)**

Application Name: Hawk Property Grading (Limited Scope)

Application File Number: LU15-0013

Primary Contact: Colin Lund, Director of Development  
Oakpointe, LLC  
10220 NE Points Drive, Suite 310  
Kirkland, WA 98033  
425-898-2100

Date of Issuance: September 25, 2015

**Project Location:** The subject property includes a portion of the following properties: Parcel No. 3022069001 (18808 SE 256<sup>th</sup> St), Parcel No. 1922069041 (19514 SE 252<sup>nd</sup> St), and Parcel No. 3022069090 (no address) and is situated in the NE Quarter of Sections 19, 20, 29,30 Township 22N and Range 6E in the City of Covington, King County, WA.

**Project Description:** The grading permit is to rough grade approximately 55.37 acres, currently being used as an asphalt processing plant. Grading is estimated at 68,000 CY of cut and 620,000 CY of fill. Any substandard fill will be tested and may be re-compacted and/or removed. An additional 500,000 CY of fill may be required if substandard fill is removed. The proposed clearing and grading limits and erosion control will be established to avoid impacts to Jenkins Creek, associated wetlands, and the ordinary high water mark of the pond located on the site.

This grading permit is separate from the permits and associated SEPA evaluations that will be required for the full development of the Hawk Subarea Plan, in accordance with the Planned Action Ordinance (PAO) and Final Environmental Impact Statement (FEIS), adopted by the city (Ordinances 01-14, 02-14, 03-14, & 04-14). The developer has an open Surface Reclamation Mining Permit with the Washington State Department of Natural Resources (DNR). This grading permit and SEPA does not preclude or replace the developer's responsibility under their DNR permit.

**Environmental Documents:** Grading Plans (PACE, revised 08/18/2015), Drainage Report (CPH Consultants, dated 02/05/2015), Wetland and Stream Report (Wetland Resources, revised 07/30/2015), Cultural Resource Assessment (Tierra Right-of-Way, dated 03/27/2015), Geotechnical Assessment (GeoResources, LLC, dated 05/05/2015), Geotechnical Report (Golder Associates, dated 07/10/2015) SEPA Environmental Checklist (revised 08/5/2015), and other information on file with the lead agency.

Responsible Official/  
Lead Agency:

Salina Lyons, AICP, Acting Community Development Director  
City of Covington SEPA Official  
16720 SE 271<sup>st</sup> Street, Suite 100  
Covington, Washington 98042  
253-480-2400

This DNS is issued under WAC 197-11-350. The comment period is 14 calendar days and ends October 9, 2015. Comments and appeals on this DNS may be submitted by first class mail or delivered to the responsible official at the above lead agency address.

Appeals Notice: Any notice of appeals must be filed in writing, with the required filing fee paid in cash or check and received within 14 calendar days of the end of the comment period at Covington City Hall Offices by October 23, 2015 at 5 PM. You must make specific factual objections, identify error, harm suffered, or identify anticipated relief sought and raise specific issues in the statement of appeal. Contact the Community Development Department at Covington City Hall to ask about the procedures for SEPA appeals.